

The Salisbury Planning Board held its regular meeting on Tuesday, September 24, 2002, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: Jerry Wilkes, Sandy Reitz, Brian Miller, Rodney Queen, Elaine Stiller, Fred Dula, Len Clark, Ken Mowery, Eldridge Williams, Sean Reid

ABSENT: Lou Manning, Jeff Smith

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelsen, Janice Hartis

The meeting was called to order by Chairman Dula. The minutes of September 10, 2002, were approved as published.

ZONING MAP AMENDMENTS

Z-17-02 Salisbury Planning Board, Jake Alexander Blvd., Clancy Street, Dan Street

Location: West side of Jake Alexander Blvd. West between Dan and Clancy streets

Size: Five parcels containing approximately two acres

Existing Zoning: R-8 Single Family-8 Residential

Proposed zoning: B-1 Office Institutional

(a) Chairman Dula convened a courtesy hearing on Z-17-02.

Planner Patrick Kennerly explained this case is coming as a Planning Board committee proposal. This case grew out of zoning case Z-14-02 where three lots were proposed for rezoning from R-8 Single Family Residential to B-CS Convenience Service Business. The matter was referred to a committee which is recommending that the original three lots plus two additional lots be rezoned from R-8 Single Family Residential to B-1 Office Institutional.

Those speaking in favor of the zoning change request:

Bobbie Cline, 1227 Panther Point, Richfield, the petitioner for zoning case Z-14-02 – The proposed B-1 classification would be suitable with her

Those speaking in opposition to the zoning change request:

Bill Grubbs, 105 Stonybrook Road, representing the church located in the area proposed for rezoning – against losing their church. Senior Planner Harold Poole explained that both the existing zoning and the proposed zoning allow churches. The church would not have to close or move to another location.

Rita Darby, 470 Paige Drive

Dumont Stockton, 202 North Long Street, East Spencer – wanted to know what was permitted in the B-1 district

A letter of opposition from Betty Russell was read by the chairman.

The chairman closed the courtesy hearing on this case.

(b) Discussion:

Ken Mowery – Has a problem with extending the B-1 zoning back into Dan Street. Agrees that the properties fronting Jake Alexander Boulevard should be zoned B-1. There is an existing structure on this property and suggested eliminating this lot from the rezoning.

Elaine Stiller – There is a duplex on this lot and is a nonconforming use under the present R-8 zoning.

Sean Reid – Putting B-1 on this particular lot will start a domino effect along Dan Street. Agrees with establishing B-1 on the properties fronting Jake Alexander Boulevard.

Sandy Reitz – The committee looked at this property for possible rezoning because the house looked like it has not been occupied for quite some time.

Brian Miller moved to approve the committee's recommendation for rezoning the lots to B-1 Office Institutional but leave out the lot facing Dan Street which should remain in the R-8 district. The motion was seconded by Ken Mowery with all members voting AYE except Mrs. Reitz who voted NAY. The motion carried. Mr. Mowery cited policies N-11 and C-26 from the Salisbury 2020 report as reasons for supporting this zoning change.

GROUP DEVELOPMENTS

G-12-02 Advance Auto Parts, 1921 Jake Alexander Blvd. West

An application has been submitted for the construction of an auto parts store. The Technical Review Committee recommends approval. Mr. Mowery stated his concerns relative to references on the site plan for anchor bolts for future sign banner installation, and the size of the sign is approximately 45% larger than is permitted. Zoning Administrator Hubert Furr responded that the Technical Review Committee has informed the applicant that all sign permits will have to be a separate permit and that approval of this group development does not approve the signs which will have to meet all sign criteria. Signs will be submitted at the appropriate time and will be reviewed by the TRC. On a motion by Rodney Queen, seconded by Brian Miller, with all members voting AYE, the site plan was recommended for approval. Mr. Queen indicated his basis for recommending approval was the detailed work of the Technical Review Committee and that this would be a welcome addition in a properly-zoned area.

G-13-02 Freirich Foods, 807 West Kerr Street

An application has been submitted for the construction of an addition to an existing building. The Technical Review Committee recommends approval. On a motion by Brian Miller, seconded by Rodney Queen, with all members voting AYE, the site plan was recommended for approval.

COMMITTEE REPORTS

(a) Legislative Committee – Sean Reid reported for the committee discussing amendments for parking space requirements in certain commercial group developments. The committee is recommending the following:

--Retain 5.0 parking spaces for each 1,000 square feet of gross floor area for commercial group developments exceeding 200,000 square feet.

--Reduce from 4.5 to 4.0 the parking space requirement (for each 1,000 square feet of gross floor area) for commercial group developments having 200,000 square feet or less.

Mr. Reid moved to accept the committee's recommendation for the above zoning text amendments. The motion was seconded by Rodney Queen with all members voting AYE.

Mr. Reid also reported for the Legislative Committee which discussed allowing barber poles to rotate. Barber poles are permitted but are not allowed to rotate. The committee is recommending that the ordinance be amended to allow barber poles to rotate. Mr. Reid moved to accept the committee's recommendation. The motion was seconded by Ken Mowery with all members voting AYE.

(b) John Riley sign request (electronic signs) – Rodney Queen reported for the committee. The committee is recommending the following:

“Where a ground sign is permitted in office, commercial, or industrial districts, a manual or electronic changeable copy shall be allowed with the following provisions:

?? No more than 50% of the actual sign face, up to a maximum of 32 square feet, may consist of a changeable copy sign.

?? The sign shall not contain or display any type of flashing, scrolling, or animated message.

?? The changeable message or display must remain fixed for no less than 2 minutes (except for time and temperature, which would still be allowed to change at 5 second intervals).”

The committee looked at scrolling signs, changeable signs, and other sign variations and tried to incorporate a safety factor for motorists. Based on other signs, a scrolling sign is not appropriate for what we're trying to accomplish in the sign ordinance. A scrolling sign would be somewhat distracting. The committee felt that a changeable copy sign is allowed now in the ordinance and can be changed electronically. There is nothing in the ordinance to address the amount of time between message changes.

Mr. Queen moved to accept the committee's recommendation for a zoning text amendment as cited above. The motion was seconded by Jerry Wilkes with all members voting AYE. Brian Miller commented this is the first time since 1986 that this type of sign is being allowed and is a proactive approach for this part of the ordinance.

(c) Park Avenue Committee – Sean Reid gave a status report on their discussion of the current zoning along North Long Street from East Council Street to Bringle Ferry Road. Current zoning and land use on both sides of North Long were discussed. The committee feels this area would probably not be suitable for residential. A committee discussed this same area in 1991 and came to the same conclusion. The committee will look at the areas zoned M-1 where several industrial plants have closed. They have also discussed the possible widening of North Long Street from East Council to at least Park Avenue.

(d) Planning 101 Committee - Sean Reid gave a status report. Several dates have been discussed with the committee tentatively scheduling a workshop for February 6 at 7:00 p.m. at City Hall. The alternative date being considered is Thursday, February 20, 7:00 p.m. Groups to be notified were discussed as well as possible topics people may want to discuss.

(e) Transportation Committee – Harold Poole reported on the committee meeting. City Engineer Dan Mikkelson met with the committee to review the Transportation Improvement Program (TIP). He reported that the city has had several projects moved from the “Unfunded” list to the “Funded” list—the Klumac Road grade separation, the Kelsey-Scott Park/Catawba College Greenway, train station rehabilitation, Bringle Ferry Road grade separation, widening of N. C. 150 from Grants Creek to Airport Road, and the airport parkway. DOT is not looking for any more projects to be listed in the unfunded list. The city’s unfunded TIP projects list has declined from nine projects to five projects. The city’s top three projects on last year’s list (Jake Alexander Blvd. Extension, Julian Road widening, and Old Concord Road widening) did not move up to the funded list. Two of the six projects listed in last year’s TIP have been completed—the traffic signal at Boundary Street and Klumac Road and dual left-turns on Rowan-Cabarrus Community College Road at Jake Alexander Boulevard. It should be noted that the Arlington Street Extension, listed on last year’s funded list, should be removed from the TIP. Construction on that road segment from East Innes Street to Old Concord Road is being completed with private funds.

Mr. Mikkelson also talked to the Transportation Committee about Metropolitan Planning Organizations (MPO) and Rural Planning Organizations (RPO). It is the goal of the N. C. DOT to cover the entire state by MPOs or RPOs in the next two years. If you are not part of an MPO or an RPO, you will drop to the bottom of the state’s priority list for funding. Either program offers 80% funding for transportation planning. MPO funding comes through federal sources and is a more secure offer. RPO funding is at the will of the state. The Cabarrus/South Rowan MPO has extended an offer to form a two-county MPO. A presentation will be made to the County Commissioners and then to City Council. If there is support, a presentation will be made to the smaller municipalities. If this option develops, we will know something by January 2003.

DOWNTOWN MASTER PLAN

Randy Hemann, Executive Director of Downtown Salisbury, Inc. DSI spent two years developing the plan. The area studied was expanded beyond the usual central business district to include the area bordered by Stallings Baptist Church, the railroad tracks, Long Street, and Jackson Street. Seven market strategies for downtown Salisbury were identified. Each strategy includes goals that suggest specific steps toward achieving the desired market positions. The strategies include: a place of business, a place to shop and dine, a place to live, a place to gather as a community, a place to create and learn, a place to experience history, and a place of lasting impressions. Salisbury is located between 3.2 million people. There are a lot of people who drive the interstate who do not realize what Salisbury has to offer. This program is a 15-year plan. There are a lot of things in the plan already underway or completed or on the planning schedule for the next couple years. DSI will need Planning Board’s help and creativity when it comes to looking at some of the zoning issues in order to accomplish some of the planned changes.

SPECIAL SIGN COMMITTEE

City Council has requested that both the Planning Board and Community Appearance Commission set up a committee to consider special signs. Chairman Dula requested that Jerry Wilkes, Rodney Queen and Ken Mowery serve on this committee. All agreed to serve.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary